



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
January 15, 2020
Minutes Prepared by Molly Porter**

I. The meeting was called to order at 7:01 pm

BOARD MEMBERS PRESENT: Syed Shamim, Ben Friedman, Maria Silvia Miller, Keith Chernikoff, James Drake, and Isabelle Gournay

COUNCIL PRESENT: Councilmember J Davis

STAFF PRESENT: Molly Porter

ALSO PRESENT: Kap Kapastin (Quantum Companies), Macy Nelson, and Bill Orleans

II. Agenda approved as presented

III. Minutes of January 8, 2020 approved

IV. Beltway Plaza Proposed Redevelopment- Preliminary Plan of Subdivision (PPS)

Mr. Chernikoff introduced the topic and started the conversation by saying that he felt there were three (3) main topics that needed to be discussed. These topics were: a for-sale component of the project, circulation within and around the project site, and parking. Councilmember Davis also raised that she had an outstanding question about whether a hook and ladder fire truck would be able to navigate the private streets within the development. Mr. Drake then asked staff what was in the purview of the review. Ms. Porter answered that during the preliminary plan of subdivision review a review of transportation, recreation facilities, public services, only at the County level, and the proposed layout of the property.

The Board had significant questions about the parking in the project area, both with regards to the parking arrangements that are existing and the number of parking units that will be added during the proposed redevelopment. There was discussion amongst the Board about the residential units shown to abut Greenbelt Road. Some Board members felt that location could be problematic with respect to the noise levels and the views from the dwelling units. Other members felt that housing along Greenbelt Road was potentially an asset and specifically referenced development along Route 1.

Members of the Board raised concerns about the existing pad sites stating that these sites are unattractive along Greenbelt Road and that they cause a traffic problem. There was discussion about whether the parking could be moved to the back of the building and the buildings moved closer to the road. Other members of the Board felt that it was valuable to have the parking close to the entrance of building and believed that many people want to be able to see where they will be parking before entering.

The Board had multiple questions about the east side of the property that is shown as open space. The Board noted that the slopes on this portion of the property are very steep and they questioned whether or not the area would be usable. The Board asked Mr. Kapastin to provide more detailed information about the plans for the east side of the property.

The Board also had questions about the multifamily residential units and discussed a strong feeling that some of the dwelling units need to be for-sale. Mr. Chernikoff noted his preference that this be at least 15% of the units. The Board also questioned if there were too many buildings planned for the site and wanted to know how many units each building would have. Ms. Gournay noted that Greenbelt needs more units for families specifically noting a need for three bedroom dwelling units.

Another topic discussed by the Board was public transportation and its presence within the site. Members of the Board expressed their interest that the proposal include a shuttle that would transport individuals from the site directly to the Metro station. There was also a conversation about the existing public transportation options within the site and the concerns about the existing circulation.

Mr. Orleans raised several comments and questions. First, he believed the process should be slowed so that a visioning session that has been discussed at Council could occur before the Beltway Plaza preliminary plan moves forward. He also raised questions about buildings fronting Greenbelt Road, collaboration with Berwyn Heights on this proposal, and the existing circulation of buses within the site.

Mr. Nelson spoke about his belief that there needed to be more time for review and noted that the changes made to the proposal required more time. He also noted the concerns about traffic and spoke about a professor that he was consulting with to look at the traffic impacts of the project. At this time Ms. Porter stated that the applicant had agreed to extend the timeline by two (2) weeks.

Questions and comments were also raised about the ease of turning left onto Cherrywood Lane out of Beltway Plaza and the changes that were being made to the main access point near the existing Wendy's. The Board also discussed the parking garages, including their height and how they would serve both the retail and residential units. The Board again emphasized their belief that the parking plan needed more detail including how the existing parking numbers will be changed. The Board also asked about the approximate number of floors for the residential buildings noting that 2,500 units is a substantial number.

The Board also asked for a better sense, including number of acres, of the greenspace that is planned to be open to the public. Some members of the Board also discussed their preference that the buildings along Greenbelt Road contain a retail component on the first floor. The Board agreed to end the discussion because of the time and further agreed to meet again on January 22, 2020 to have greater discussion about this project and draft a report to be submitted to Council.

V. New Business

No new business was discussed.

VI. The meeting was adjourned at 9:05 pm.